



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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OFFICE USE ONLY

Application Number: BZA15-012

Date Received: 11 FEB. 2015

Commission/Civic: CLINTONVILLE

Existing Zoning: _____

Application Accepted by: [Signature]

Fee: \$320

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance

☐ Special Permit

Indicate what the proposal is and list applicable code sections.

To alter and enclose an existing side porch.
3332.21(D) reduce building line set back on Foster St. to 1.9' Arden Rd
3332.25(B) REDUCE FROM 10' TO 5.7'
3332.26(B) m. FROM 5' TO 3.5' (W/ PROPERTY LINE)

LOCATION

1. Certified Address Number and Street Name 92 Arden Rd.

City Columbus

State Ohio

Zip 43214

Parcel Number (only one required) 010071639

APPLICANT: (IF DIFFERENT FROM OWNER)

Name same

Address _____

City/State _____

Zip _____

Phone # _____

Fax # _____

Email _____

PROPERTY OWNER(S):

Name Sean P. Moore

Emile J. Moore

Address 92 Arden Rd.

City/State Columbus, Ohio

Zip 43214

Phone # 614-263-8336

Fax # none

Email s.p.moore3@sbcglobal.net

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☐ Agent

Name N/A

Address _____

City/State _____

Zip _____

Phone # _____

Fax # _____

Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE _____

x Emile J. Moore

x Sean P. Moore

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-012
92 ARDEN ROAD

One Stop Shop Zoning Report Date: Tue Mar 3 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 92 ARDEN RD COLUMBUS, OH

Mailing Address: 92 ARDEN RD

COLUMBUS OH 43214

Owner: MOORE SEAN P MOORE EIMILE

Parcel Number: 010071639

ZONING INFORMATION

Zoning: ORIG, Residential, R3

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Clintonville Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

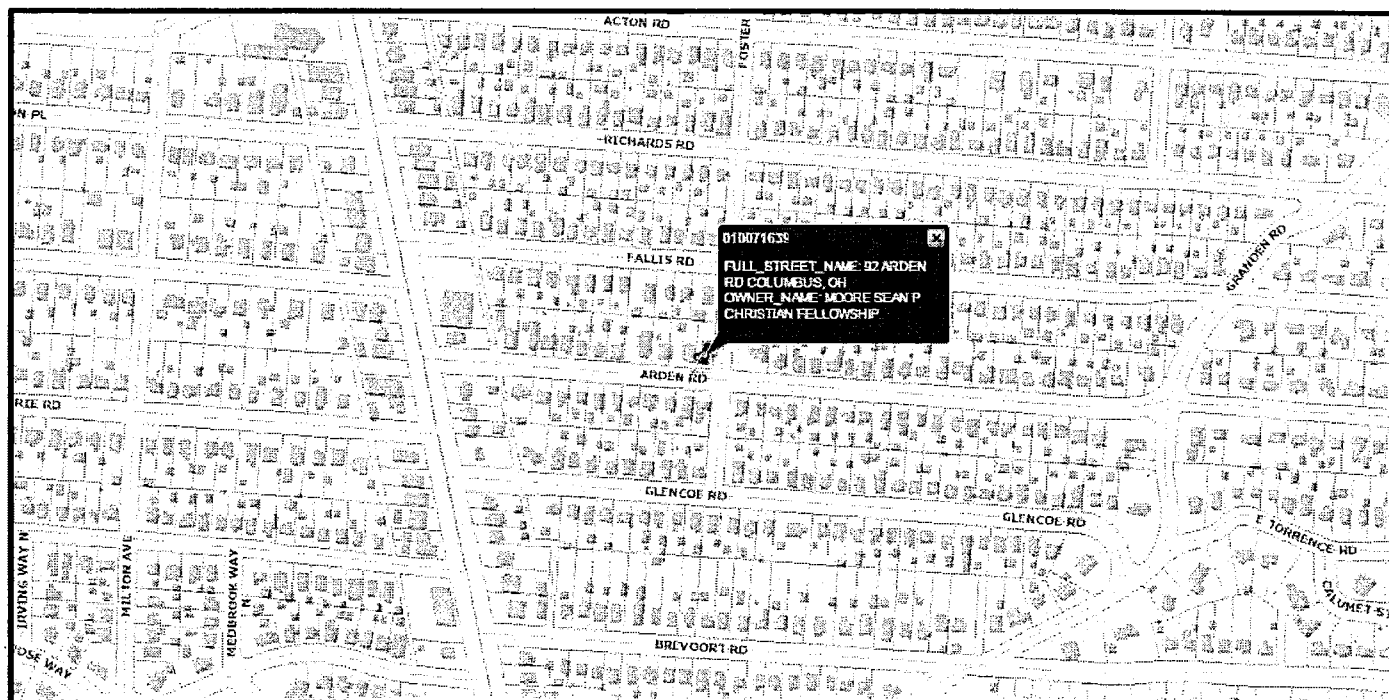
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

BZA15-012
92 ARDEN ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Sean P. Moore
of (1) MAILING ADDRESS 92 Arden Rd. Columbus Ohio 43214
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Sean P. Moore

AND MAILING ADDRESS

92 Arden Rd
Columbus, Ohio 43214

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Sean P. Moore
614-263-8336

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Clintonville Area Commission
Dana Bagwell
3982 N. High St. Columbus, Ohio 43214

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

see attached page

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 11 day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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STATEMENT OF HARDSHIP

BZA15-012
92 ARDEN ROAD

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

I would like to increase and enclose my one story side porch to add additional first floor living space.

Due to being on a corner lot, there is a larger (10') setback, not the standard five feet.

I'm seeking a variance to allow the new additions building line setbacks to be 1.9 feet from property line.

It's currently 4.9 feet from side property line.

This addition will be similar to many others found in Clintonville, and there will still be about 20' between the addition and Foster Street.

Signature of Applicant

[Handwritten Signature]

Date

2-11-15

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 1/29/15



Disclaimer

This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map are information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

BZA15-012
92 ARDEN ROAD

Real Estate / GIS Department

$\square = 5'$
 $1'' = 20'$



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

BZA15-012

STATE OF OHIO
COUNTY OF FRANKLIN

92 ARDEN ROAD

Being first duly cautioned and sworn (NAME) Sean P. Moore

of (COMPLETE ADDRESS) 92 Arden Rd. Columbus Ohio 43214

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

+Emile J. Moore

COMPLETE MAILING ADDRESS

Sean Moore 92 Arden Rd. Columbus, Ohio 43214

SIGNATURE OF AFFIANT

MP Moore

Subscribed to me in my presence and before me this

11

day of

February

in the year

2015

SIGNATURE OF NOTARY PUBLIC

Antionette M. Gillum

My Commission Expires:

Notary Seal Here



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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